

**CITY OF ROCKVILLE HISTORIC DISTRICT COMMISSION**  
**STAFF REPORT for MEETING NO. 14-10**  
**November 18, 2010**

**APPLICATION:** HDC2011-00521  
**ADDRESS:** 27 Courthouse Square  
**ACCEPTED:** 10/27/10  
**45 DAY LIMIT:** 12/10/10  
**OWNER:** Montgomery County  
(Randall Hawkins,  
Project manager)  
**REQUEST:** Provide ADA  
compliant entrance at  
rear parking lot  
**STAFF:** Robin D. Ziek



**PROJECT SUMMARY:**

The applicant requests approval for the installation of a handicapped ramp at the rear entrance to the Gray Courthouse, close to the handicapped parking. A powder-coated pipe railing will be installed with the ramp.

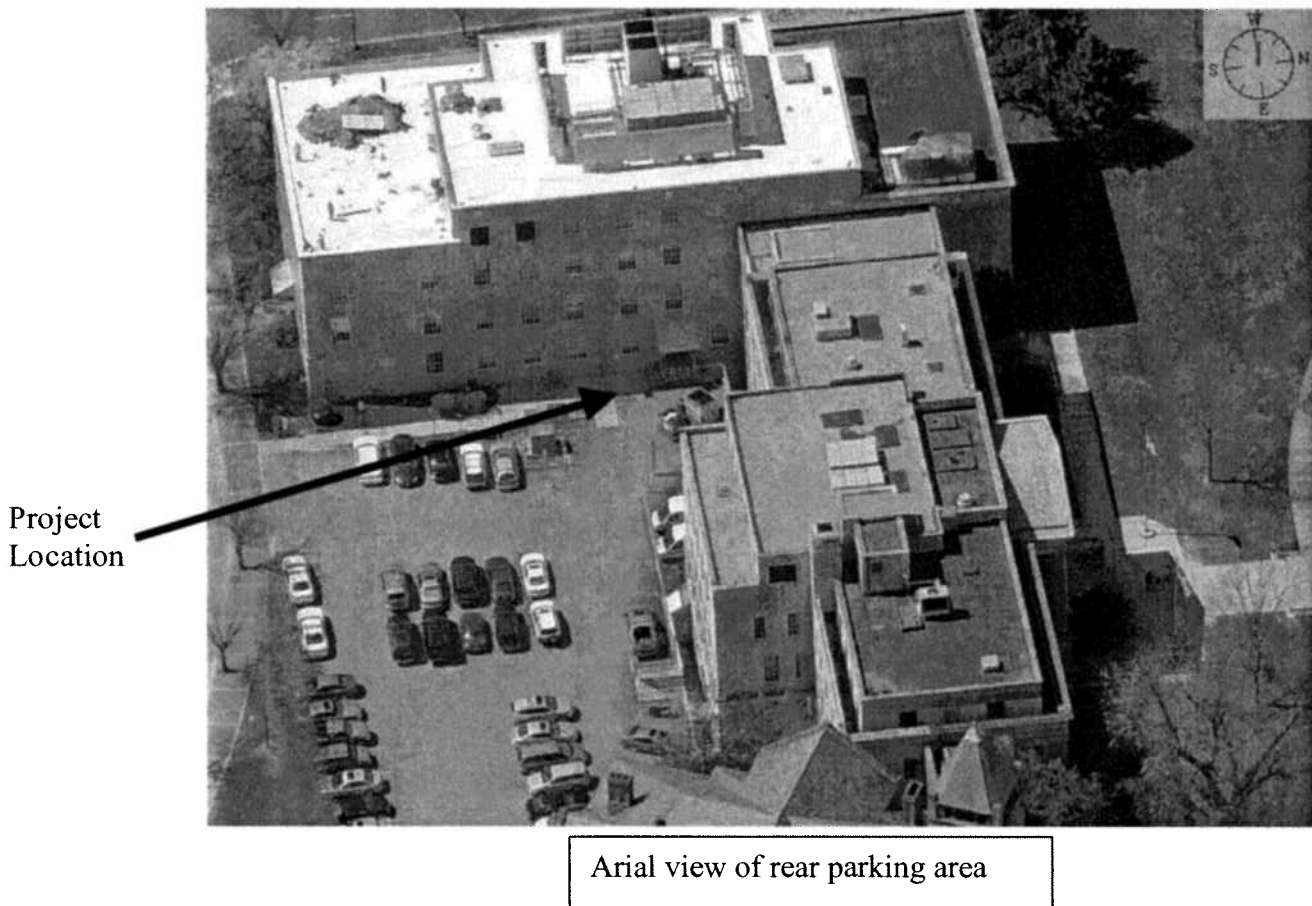
**STAFF RECOMMENDATION:**

**Staff recommends approval, given the following findings:**

The proposed alteration leaves the essential form and integrity of the historic property unimpaired. The proposed handicapped ramp is appropriately located at an addition to the original Gray Courthouse, and is further designed to be a temporary (1-10 years) installation. The proposed work meets the *Secretary of the Interior's Standards* #2 ("...The removal of historic materials ..or alteration of ...spaces that characterize a property shall be avoided."), #9 ("New ... construction shall not destroy historic materials that characterize the property..."), and #10 ("...new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired."); and with *Technical Guide* #10 which states that "Handicapped ramps should be placed in such a way as to promote ease of access without damaging character-defining features of the site."

**[DRAFT MOTION OF APPROVAL:]**

Finding HDC2011-00521, for installation of a wooden handicapped ramp with metal pipe railing at the rear of the Gray Courthouse in compliance with *Secretary of the Interior's Standards* #2, 9 and 10; and with *Technical Guide* #10, and finding no negative impact on the architectural significance of the building with this proposal, I move approval of the application.



**BACKGROUND:** The Gray Courthouse was built in 1931. The Neo-Classical style building is sheathed in Indiana limestone. The west-facing addition, to which the handicapped ramp will be attached, was built in 1961. The main entrance is on the front of the building, facing north. The County initially thought that a lift at this front entrance would provide the most suitable handicapped entry by providing access through the main lobby. As handicapped parking is provided at the rear of the building, however, the proposal was revised to utilize the rear entrance adjacent to this parking area, which then leads into the 1961 addition to the Courthouse. The project will include the creation of an interior lobby with security screening at this location, and will therefore be considered a primary entrance into the courthouse.

**City of Rockville Permits Required:**

Certificate of Approval  
Handicapped Ramp

**DISCUSSION OF THE PROPOSED PROJECT and MATERIALS:**

The County is about to begin construction of a new Circuit Court addition at its Judicial Center along Maryland Avenue. The State, concurrently, is building new District Court facilities along MD Route 28. The courtrooms will be shifted out of the Grey Courthouse into new facilities and

the building interior will then be entirely renovated. Because this will occur within a few years (not yet specified), the County has proposed a temporary handicapped ramp rather than something more permanent. The general structure and decking materials will be wood, while the railings will be powder-coated metal in a color to complement the existing structure.

The ramp will align with existing stairs to an existing doorway. The existing sidewalk has sufficient length to accommodate the ramp without disturbing the landscape area adjacent to the building. Staff has discussed correct placement of the railing on the building, to be set into the joints instead of the masonry material, which the applicant agrees is part of the project.

**OTHER CONSIDERATIONS:**

The County is not technically required to seek HDC approval because of the jurisdictional hierarchy. However, the County is willing to comply with City permitting requirements, including HDC review and approval of this proposal.

**COMPLIANCE WITH GUIDELINES:**

Staff finds that the proposed alteration meets the City's *Technical Guide # 10* that states "Handicapped ramps should be placed in such a way as to promote ease of access without damaging character-defining features of the site." The proposal also meets Secretary of the Interior's *Standards for Rehabilitation # 2* and *#9* and *#10*.

### **The Secretary of the Interior's Standards for Rehabilitation**

The Standards (Department of Interior regulations, 36 CFR 67) pertain to historic buildings of all materials, construction types, sizes, and occupancy and encompass the exterior and the interior, related landscape features and the building's site and environment as well as attached, adjacent, or related new construction.

**2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.**

**9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.**

**10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.**

Attachments: Application  
Technical Guide #10  
Design set 11 x 17



**RECEIVED**  
OCT 27 2010  
City of Rockville  
COMMUNITY PLANNING  
AND DEVELOPMENT SERVICES  
Department of Community Planning and Development Services  
Historic Preservation Office  
111 Maryland Ave. • Rockville, MD 20850-2364 • 240-314-8230  
www.rockvillemd.gov/historic

**HDC**

# APPLICATION FOR HISTORIC DISTRICT COMMISSION (HDC)

PROJECT IDENTIFICATION: Montgomery County District Courthouse Ramp (Grey Court House)

Application is hereby made with the Historic District Commission of Rockville for a Certificate of Approval for the property described below:

PLEASE PRINT CLEARLY OR TYPE	PROPERTY ADDRESS		
	NUMBER, STREET & ZIP <u>27 Courthouse Square, Rockville, MD 20850</u>		
	SUBDIVISION <u>201</u>	LOT <u>35</u>	BLOCK <u>8</u>
	ZONING <u>MXTD</u>	TAX ACCOUNT NO. <u>00152455</u>	PROPERTY SIZE (In square feet) <u>86,512 131,726</u>
NAME			
APPLICANT*	FIRST <u>Randall</u>	MAILING ADDRESS - NUMBER, STREET, CITY, STATE, ZIP <u>101 Monroe St, Suite/Flour 9</u>	
	LAST <u>Hawkins</u>	Rockville, MD 20850	
PROPERTY OWNER	FIRST <u>Montgomery County</u>	MAILING ADDRESS - NUMBER, STREET, CITY, STATE, ZIP <u>101 Monroe St, Suite/Flour 9</u>	
	LAST <u>Government</u>	Rockville, MD 20850	
ARCHITECT Registration # <u>13875</u>	COMPANY <u>OLBN Architectural Services, Inc.</u>	PHONE / FAX / E-MAIL <u>(240) 777-6300</u>	
	LAST <u>Kierzkowski</u>	FIRST <u>Michael</u>	<u>randall.hawkins@montgomerycountymd.gov</u>
SCOPE OF WORK			
<input type="checkbox"/> FENCE	<input type="checkbox"/> MATURE TREE REMOVAL	<input type="checkbox"/> CHIMNEY	
<input type="checkbox"/> SIDING/TRIM	<input type="checkbox"/> WINDOWS/DOORS	<input type="checkbox"/> MISCELLANEOUS	
<input type="checkbox"/> SIGNAGE	<input type="checkbox"/> ADDITION	<input type="checkbox"/> ORDINARY MAINTENANCE	
<input type="checkbox"/> PARKING LOT	<input type="checkbox"/> ROOFING	<input type="checkbox"/> NEW CONSTRUCTION	
<input type="checkbox"/> LANDSCAPING	<input type="checkbox"/> ACCESSORY BUILDING	<input checked="" type="checkbox"/> OTHER	

\* A letter of authorization from the owner must be submitted if this application is filed by anyone other than the owner.

Description of the proposed work in brief (attach additional sheets as necessary): Furnish & install wooden ADA ramp in back of Grey Courthouse

I hereby certify that I have the authority to make this application, that the application is complete and correct and that I have read and understand all procedures for filing this permit.

TO BE COMPLETED BY STAFF	
Application #:	<u>HDC 2011-00521</u>
Public Hearing Date:	_____
Decision	<input type="checkbox"/> Approved <input type="checkbox"/> Staff Approval
	<input type="checkbox"/> Denied <input type="checkbox"/> Approved w/conditions
45 Day Review Date:	_____
Staff reviewer:	_____

Signature of Applicant Randy A. K.

Received by: _____
Accepted by: _____
Date: <u>10/27/10</u>

See reverse side  
Revised 3/07



City of Rockville  
Department of Community Planning and Development Services  
Historic Preservation Office  
111 Maryland Ave. • Rockville, MD 20850-2364 • 240-314-8230  
[www.rockvillemd.gov/historic](http://www.rockvillemd.gov/historic)

# HDC

## SUBMITTAL PROCEDURES FOR HISTORIC DISTRICT COMMISSION (HDC) CERTIFICATE OF APPROVAL

Each applicant needs to be aware of the following facts about the processing of this application. After reading the following information, please sign below to acknowledge your understanding.

### 1. PRE-APPLICATION MEETING

A pre-application meeting with the historic preservation staff is recommended prior to filing all applications. Please call the preservation office at 240-314-8230 to schedule a meeting with staff.

### 2. COMPLIANCE WITH GUIDELINES

Projects must comply with the City's *Technical Guides for Exterior Alterations*, available via the Internet at [www.rockvillemd.gov/historic/tech-guides.html](http://www.rockvillemd.gov/historic/tech-guides.html) or in printed form at the Department of Community Planning and Development Services.\*

### 3. FILING LOCATION

Applications must be filed with the City of Rockville Community Planning and Development Services Department at 111 Maryland Avenue, Rockville, MD. Applications will not be accepted until they are determined to be complete by City staff. The application must be filed by the last Tuesday of the month prior to the scheduled Historic District Commission meeting.

### 4. INSPECTION OF THE PROPERTY

Members of the Historic District Commission and City staff must be given the opportunity to physically inspect the subject property to help them reach a decision on the application. This opportunity must be granted provided that reasonable notice is given for said inspection.

### 5. HEARING/MEETING APPEARANCE

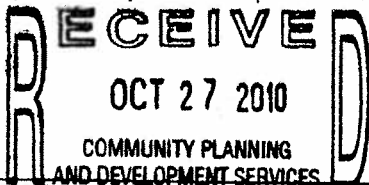
Once the application is complete, staff will set a tentative date for a public hearing by the Historic District Commission. Meetings of the Commission are held on the third Thursday of the month, in the Mayor and Council Chambers at City Hall at 7:00 p.m. The applicant, or a representative designated by the applicant, should be prepared to present his/her case before the Historic District Commission. The applicant will have the opportunity to ask questions and respond to comments at the public hearing. HDC decisions may be appealed to the Circuit Court of Montgomery County.

### 6. FILING DEADLINES

Applications are due by the last Tuesday of the month preceding the regularly scheduled HDC meeting. A schedule of filing deadlines is maintained by the Planning Division.

### 7. SIGN

A sign will be posted by the City staff on the property announcing the public hearing by the Historic District Commission approximately one week prior to the meeting.



\_\_\_\_\_  
Applicant's Signature

10-26-2010  
\_\_\_\_\_  
Date

\*In addition to the City's Technical Guides for Exterior Alterations (see #2 above), applicants may also find it useful to consult the following publications:

- The Secretary of the Interior's Standards for Rehabilitation: [www.cr.nps.gov/hps/lps/standards/rehabilitation.htm](http://www.cr.nps.gov/hps/lps/standards/rehabilitation.htm)
- The HDC's Adopted Architectural Design Guidelines: [www.rockvillemd.gov/historic/guidelines1977.htm](http://www.rockvillemd.gov/historic/guidelines1977.htm)

27 COURTHOUSE SQUARE  
ROCKVILLE, MARYLAND 20850

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**Centennial**  
 100 Years of Progress  
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**OLBN**  
ARCHITECTURE & PLANNING  
200 EAST 4TH AVENUE, SUITE 400  
DENVER, CO 80202  
303-733-8842

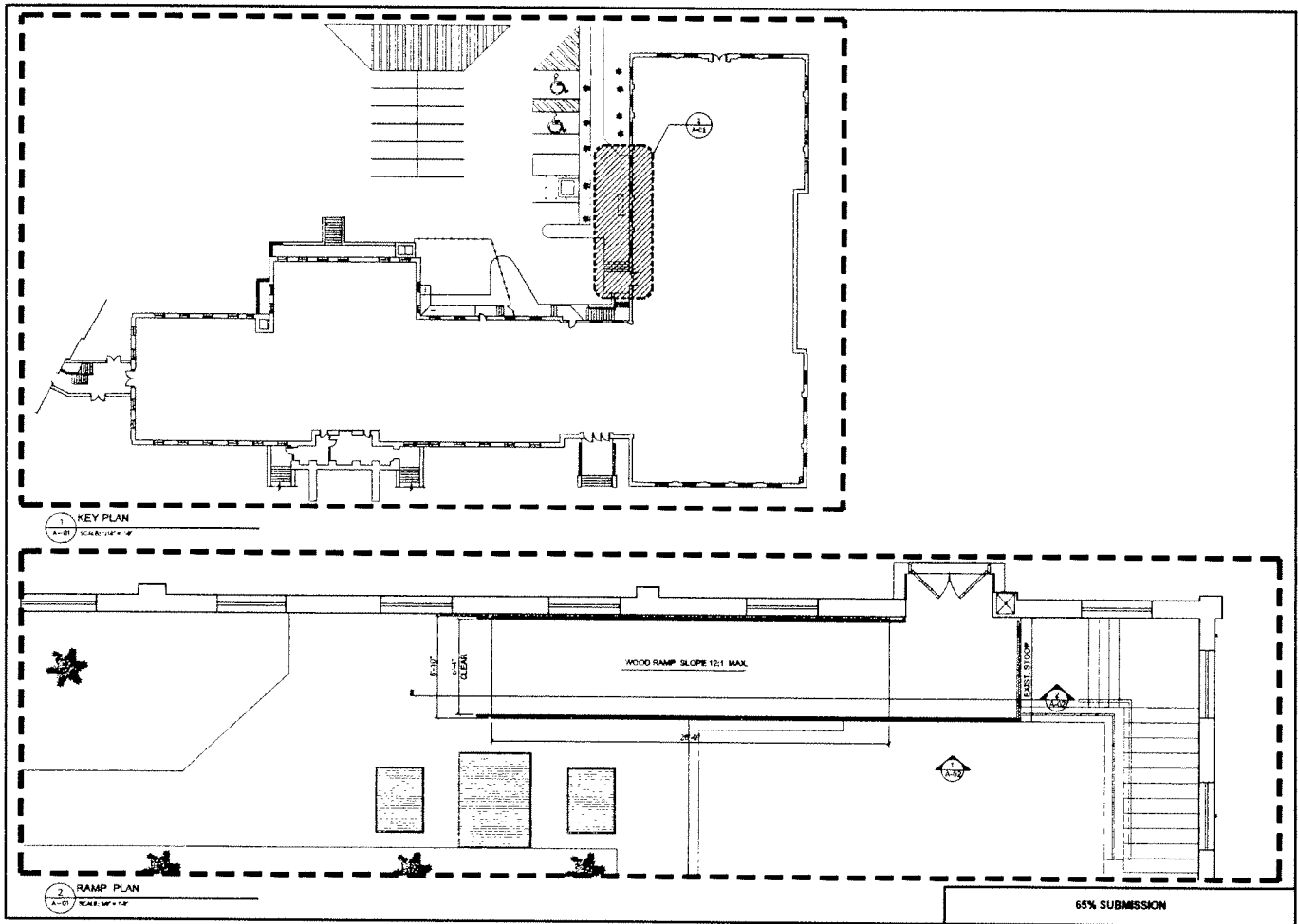
**MECA FORMER, P.A.**  
13 Albany Blvd., Suite 713  
Alhambra, NY 12206

JOB TITLE	GREY COURTHOUSE- RAMP
DRAWING TITLE	COVER SHEET
PROJECT OFFICER	MARGALL M. HARRIS
LOCATION	27 COURTHOUSE BOULEVARD BOWTICOURT CITY MARYLAND



10/01/2010  
DATE  
1 of 4  
PAGE NUMBER  
CV-1  
PAGE NUMBER





REVISIONS

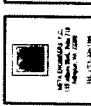
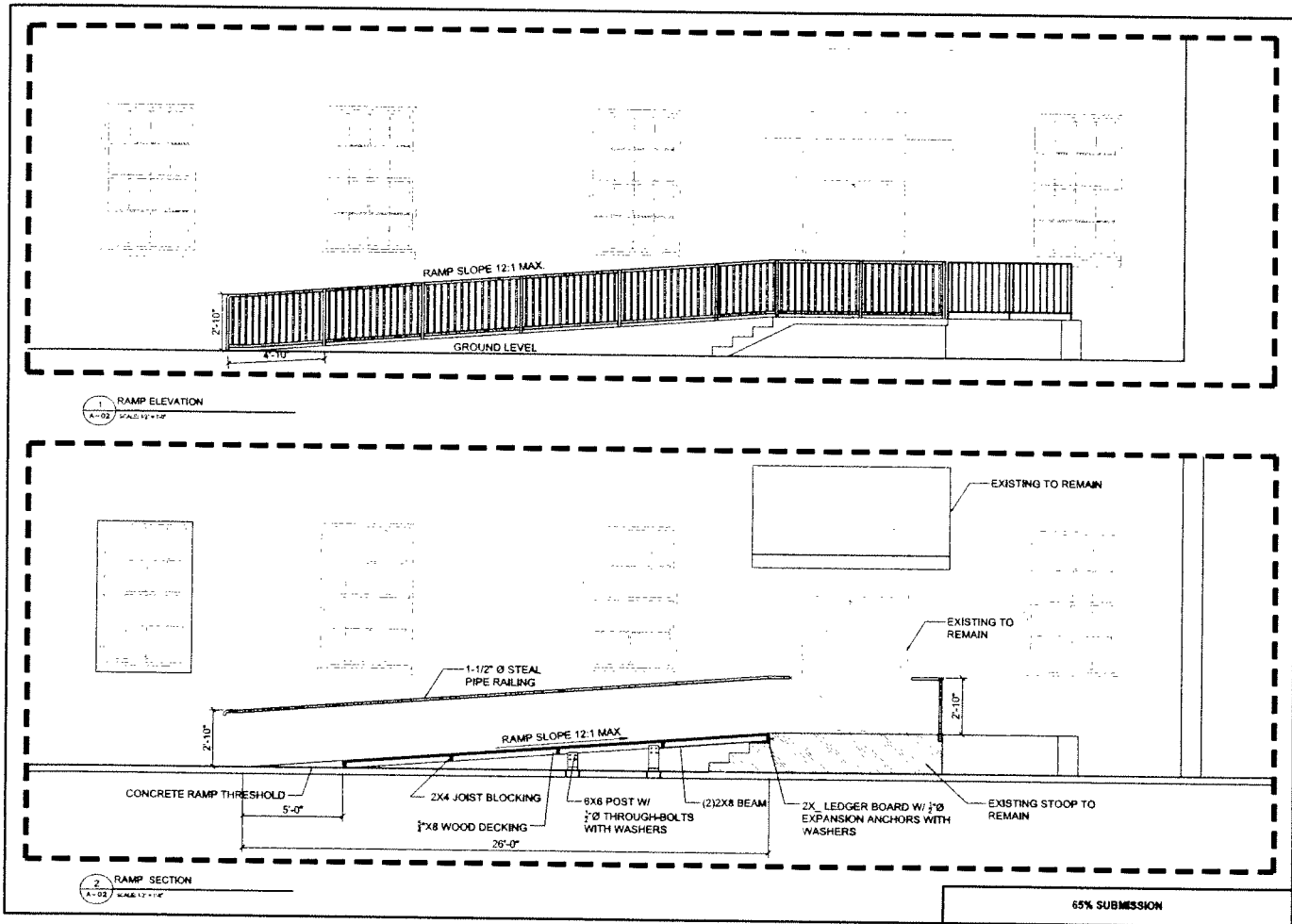
JOB TITLE: GREY COURTHOUSE RAMP
DRAWING TITLE: KEY & RAMP PLAN
PROJECT OFFICE: ANNAPOLIS, MARYLAND
LOCATION: 27 COURTHOUSE SQUARE, ANNE ARUNDEL COUNTY, MARYLAND



DATE: 10/01/2016
SHEET NUMBER: 2 OF 4
PROJECT NUMBER: A-01
DRAWING NUMBER: 0000000000

5





REVISIONS

JOB TITLE	GREY COURTHOUSE- RAMP
DRAWING FILE	RAMP SECTION
PROJECT OFFICE	ORANGE LAKE BUILDING & CONSTRUCTION
LOCATION	2700 COURTHOUSE SQUARE, ORANGE, CALIF. 92668



DATE	10/01/2010
SHEET NUMBER	3 OF 4
DRAWING NUMBER	A-02

6

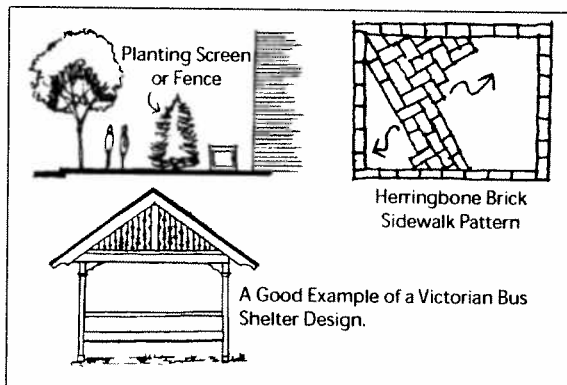
# Technical Guides for Exterior Alterations

A Practical Series for the Preservation and Maintenance of Rockville's Historic Resources

## 10: Utilities, Code Compliance, ADA

### Background

The necessity for conveniences, safety and building code compliance introduces a range of potentially obtrusive elements such as air conditioner units, wheelchair ramps and utility boxes to the historic districts. These often must be located near historic structures or public right-of-ways. Although these elements are necessary, the Historic District Commission reviews such applications for the least obtrusive installation.



### HDC Policy

Utilities, and code requirements that affect the exterior appearance of historic buildings and their environmental setting, should be placed carefully integrated into the historic setting. Installations at rear of properties is encouraged if suitable, and proper screening with plant material or compatible fencing is recommended.

- Handicapped ramps should be placed in such a way as to promote ease of access without damaging character-defining features of the site.
- Air conditioner units, heat pumps and utility boxes should be placed at the rear of properties and screened if visible from a public way.
- Utility boxes, transformers and equipment lockers are required to be placed underground or, if a variance is granted, screened from public view.

### HDC Policy (continued)

- Traffic signals and signs should be designed and placed with a minimal impact on the districts.
- New herringbone brick sidewalks and underground utility lines are encouraged within the historic districts.
- New street elements, e.g. benches, bus shelters, should be designed to complement but not imitate the historic period of the historic districts.

### Certificate of Approval

The Certificate of Approval application must include the following:

- Site plan and drawings illustrating design, location and method of installation, and materials.
- Description of grading or other land disturbance that might have an effect on archaeological resources.
- Photographs showing existing conditions and proposed location of installation.

### Tax Credit Information

Tax credits may apply. To maintain eligibility, please have before and after photographs of the work. Obtain HDC approval prior to undertaking the work if a COA is required, and make sure you follow all zoning requirements. Work done without a required HDC Certificate of Approval is not eligible for the tax credits. Forms are available on the City Web site or at the CPDS information desk.